

UPDATED EXISTING BHOD DEVELOPMENT DATA

DEVELOPABLE AREA ON THE GCTS SITE

Total Property Area (+/- Ac): **100.93** (4,396,854 GSF)

Yield Analysis: Exclude conservation areas - protected & unprotected:

Exclude Heritage Landscape (Acres):	-14.77
Exclude Natural Zone (wetlands) (Acres):	-27.28
Exclude steep slopes (> 20%) (Acres):	-8.19
Total Developable Land (Acres):	53.69 (2,208,519 GSF)

EXISTING FAR (DEVELOPMENT INTENSITY) ON THE GCTS SITE

1. UPPER CAMPUS

Existing Land Areas:

UC District land area (Acres):	27.27
Exclude steep slopes (Acres):	-6.82
Total UC Developable Land (Acres):	20.45 (890,935 GSF)

Existing UC Buildings Floor Areas:

Kerr Hall (GSF)	75,555
Library (GSF)	39,863
Academic Building & Chapel (GSF)	49,194
Gate House (GSF)	2,226
Existing UC Buildings (GSF):	166,838

Floor Area Ratio (FAR):

FAR = Floor Area / Land Area = 166,838 GSF / 890,935 GSF

Existing Upper Campus FAR = **0.19**

2. MIDDLE CAMPUS

Existing Land Areas:

MC District land area (Acres):	19.39
Exclude Steep Slopes (Acres)	-0.53
Total MC Developable Land (Acres):	19.08 (821,668 GSF)

Existing Floor Areas:

Retreat House (GSF) ^{1*}	14,723
Pilgrim Hall (GSF)	15,351
WW Treatment (GSF)	6,040
Existing MC Buildings (GSF):	36,114

* The Retreat House is part of the Heritage Landscape for coding purposes.

Floor Area Ratio (FAR):

FAR = Floor Area / Land Area = 36,114 GSF / 831,287 GSF

Existing Middle Campus FAR = **0.04**

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3. LOWER CAMPUS

Existing LC-1 Land Area:

LC-1 District land area (Acres):	6.88 (299,719 GSF)
Total LC-1 Developable Land (Acres)	6.88 (299,719 GSF)

LC-1 Multi-Family Floor Areas:

A, B, C, & D Buildings (GSF):	92,004
Existing LC-1 Buildings (GSF):	92,004
10% Expansion	9,200
Total:	101,204

LC-1 Floor Area Ratio (FAR):

FAR = Floor Area / Land Area = 101,204 GSF / 299,719 GSF

Lower Campus - 1 FAR = **0.34**

Existing LC-2 Land Area:

LC-2 District land area (Acres):	5.34 (232,704 GSF)
Exclude Steep Slopes (Acres)	-0.84 (36,507 GSF)
Total LC-2 Developable Land (Acres)	4.50 (196,197 GSF)

LC-2 Multi-Family Floor Areas:

E & F Buildings (GSF):	102,387
Existing LC-2 Buildings (GSF):	102,387
10% Expansion	10,239
Total:	112,626

LC-2 Floor Area Ratio (FAR):

FAR = Floor Area / Land Area = 112,626 GSF / 196,197 GSF

Lower Campus - 2 FAR = **0.57**

EXISTING GCTS DEVELOPMENT SUMMARY

Location	Developable Land GSF	Floor Area GSF	FAR
Upper Campus	890,935	166,838	0.19
Middle Campus	821,668	36,114	0.04
Lower Campus-1	299,719	92,004	0.31
Lower Campus-2	196,197	102,387	0.52
TOTALS:	2,208,519	397,343	0.18 (Ave.)